161.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,500 / 974,500
					USE VALUE:	974,500 / 974,500
					ASSESSED:	974,500 / 974,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BULMAN FRANCIS D--ETAL	
Owner 2:	BULMAN CHRISTINA T	
Owner 3:		
Street 1:	7 LAUREL LANE	
Street 2:		
Twn/City:	TYNGSBORO	
St/Prov:	MA	Cntry:
Postal:	01879	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2793 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5250.000	570,200		404,300	974,500
Total Card	0.121	570,200		404,300	974,500
Total Parcel	0.121	570,200		404,300	974,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.91 | /Parcel: 348.91

Legal Description

User Acct 107333

GIS Ref

GIS Ref

Insp Date 05/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	570,200	0	5,250.	404,300	974,500		Year end	12/23/2021
2021	104	FV	543,600	0	5,250.	404,300	947,900		Year End Roll	12/10/2020
2020	104	FV	543,700	0	5,250.	404,300	948,000	948,000	Year End Roll	12/18/2019
2019	104	FV	403,600	0	5,250.	404,300	807,900	807,900	Year End Roll	1/3/2019
2018	104	FV	403,600	0	5,250.	358,100	761,700	761,700	Year End Roll	12/20/2017
2017	104	FV	377,800	0	5,250.	300,300	678,100	678,100	Year End Roll	1/3/2017
2016	104	FV	377,800	0	5,250.	300,300	678,100	678,100	Year End	1/4/2016
2015	104	FV	335,400	0	5,250.	259,900	595,300	595,300	Year End Roll	12/11/2014

!12579!

PRINT

Date	Time
12/30/21	15:10:57

LAST REV

Date	Time
06/19/18	12:12:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12579

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULMAN FRANCIS	23928-499		11/19/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2006	235	Manual	4,000					remove old ceiling

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Measured	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	70.	1.10	8									404,250						404,300	

Total AC/HA:	0.12052	Total SF/SM:	5250	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	404,250	Spl Credit		Total:	404,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07202566
Const Adj.:	0.98990101
Adj $ / SQ:	191.016
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700501
Depreciation:	130293
Depreciated Total:	570207

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.02
Special Features:	0	Val/Su Net:	133.07
Final Total:	570200	Val/Su SzAd	229.18

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,244	57.300	71,287
FFL	First Floor	1,244	191.020	237,624
SFL	Second Floor	1,244	191.020	237,624
UAT	Upper Attic	305	133.710	40,782
OFP	Open Porch	248	22.920	5,684

Net Sketched Area:	4,285			Total:	593,001
Size Ad	2488	Gross Area	5200	FinArea	2793

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	